

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - February 17, 1971

Appeal No. 10682 Gray Capital Properties Inc., appellants.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried, the following Order of the Board was entered at the meeting of February 24, 1971.

ORDERED:

That the appeal for variance from rear yard and minimum lot area requirements of R-5-A District to permit erection of semi-detached dwellings on 53rd Street, between E and F Streets, S.E., Lot 15, Square 5316 be granted.

EFFECTIVE DATE - August 16, 1971

FINDINGS OF FACT:

1. The subject property is located in an R-5-A District.
2. The property is currently an unimproved lot.
3. The appellant proposes to construct semi-detached dwellings on subject property.
4. The lot when subdivided will be 2000 square feet for each house. The dimension of each lot will be 40' x 50'. The depth of the house will be 32' having a rear yard of 8'. The appellant does not own any of the adjacent property to be subject property.
5. No opposition was registered at the public hearing to the granting of this appeal.

OPINION:

We are of the opinion that appellant has proved a hardship within the meaning of the variance clause of the Zoning Regulations and that a denial of the requested relief will result in peculiar and exceptional practical difficulties and undue hardship upon the owner.

Further, we hold that the requested relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

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BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: _____
GEORGE A. GROGAN
Secretary of the Board